

# New Zealand Alpine Club Accommodation Policy

## 1. Background and Preamble

- a. This document lays out the policy of the New Zealand Alpine Club (NZAC) relating to huts and lodges.
- b. This policy has been developed by various NZAC committees depending on whether the issue concerns general policy, overall hut management, or day to day operational matters.
- c. Policy formation is an ongoing process and this document is subject to review regularly, with updates completed and approved by the Accommodation Committee.

## 2. Vision and Mission Statements

- a. To be a leading provider of alpine accommodation in New Zealand. (Club Plan 2006)
- b. To actively manage and improve the Club's network of base accommodation and mountain huts to provide a sustainable resource and service for Club members. (Club Plan 2006)

## 3. Related Club Rules

- a. The power of overall management, direction and policy making for the Club shall be vested in the Club Committee. (Club Rule 10)
- b. The Accommodation Subcommittee shall oversee the management of the Club's capital assets, and ensure that their integrity and value to the Club are enhanced by adequate short and long term plans for maintenance and repair; and plan for the construction of new buildings. With the Finance Subcommittee, the Accommodation Subcommittee shall develop long term financial strategies as part of these plans. (Club Rule 11d first part)
- c. The Accommodation Subcommittee shall, in addition to the Convener, be representatives of any sections which have buildings undergoing major works in their areas, and other Club Members (up to a total of seven) appointed by the Club Committee on the recommendation of the Accommodation Subcommittee Convener. (Club Rule 11d second part)
- d. Conveners may co-opt other members to their subcommittees as required. (Club Rule 11h)
- e. Subcommittees may advise and make recommendations to the Club Committee within their areas of responsibility, and shall also advise the Executive Officer as

required, but cannot make decisions which bind the Club outside of the directives, policies, strategies, plans and budgets adopted by the Club Committee. (Club Rule 11i)

- f. The... Accommodation... Convener shall be elected for the ensuing year at the Annual General Meeting, and may be re-elected annually, for a maximum period of five years. (Club Rule 16b abbreviated)
- g. The Club Committee may fill until the next Annual General Meeting a vacancy occurring for any of the positions in 16b. (Club Rule 16d)
- h. ...Executive Officer to be responsible... for the day to day operation of the Club... (Club Rule 17 abbreviated)

## 4. Accommodation Committee

- a. The committee will be made up of such number of people as the Accommodation Convener sees fit, but not less than three and not more than seven voting members.
- b. The Accommodation Convener will chair the Accommodation Committee.
- c. The committee will aim to meet in person once a year at a convenient location. Further meetings of the committee will be as required by teleconference.
- d. The Executive Officer of the Club will be an ex officio non voting member of the committee.
- e. ~~Members of the committee will be appointed by the Accommodation Convener and ratified by the CCM.~~
- f. Minutes should be kept of meeting proceedings, decisions and motions, and be available to Club members via the internet.

## 5. Hut Management System

- a. The Club has hut service standards (similar to DoC) and should continually review these. (Club Committee 2001)
- b. There are four categories of huts in the NZAC system: 'Base Lodges' which are at road ends or have mains power connected; 'Alpine Huts' which are managed via agreements with DoC, are above 1500m and are either 'High Use' or 'Low Use' (above or below 800 bed nights per year); and 'Backcountry Huts' which do not fit the above categories.
- c. The alpine and backcountry huts of the network will conform to the DoC hut service standards. Base lodges will conform to Club standards set by the Accommodation Committee.
- d. The Club should run a Visitor Asset Management System similar to the DoC VAMS for all Club huts and operate an

ongoing work plan method. (Club Committee 2001)

- e. Huts and lodges of the Club are managed via the National Office of the Club in close consultation with local sections where there is an involvement, interest or historical attachment.
- f. The National Office should maintain a work plan of required maintenance work for each of the five main base lodges and the Club's backcountry huts. This should be updated regularly and a record kept of completed work.
- g. Work plans for maintenance items required for alpine huts should be kept on the DoC VAMS system within the framework of the DoC hut agreements in Aoraki Mt Cook, Westland and Aspiring regions.
- h. A capital plan showing major capital projects required and their approximate timescale should be kept by the National Office for discussion and review annually by the Accommodation Committee.

## 6. Club Hut Fees

- a. The Club has a hut category system and must set hut fees consistent with this hut category system. (Club Committee 2001)
- b. The Accommodation Committee, in consultation with the appropriate Section for each hut, has authority to set hut fees. (Club Committee 2001)
- c. For all huts and lodges except Unwin Lodge the Club's discount policy for children, seniors and students is the same as the Department of Conservation (DoC), which is 0-10 years free, 11 - 17 years half rate, 18 and over full rate.
- d. Due to its use for young school groups, for Unwin Lodge the discount policy is 0-5 years free, 5 - 17 years half rate, 18 and over full rate.
- e. Hut fees for Club members will generally be half the rate of payment for the general public.
- f. Fees for the day use of a hut will generally be half the normal nightly rate.
- g. Two special discounted rates (adult, young person) are available at Base Lodges for non member group bookings of more than 10 people.
- h. Rates set for the hut fees should allow for easy collection and therefore be rounded up or down as required.
- ~~i. Currently the hut fees are set as Base Huts \$15/\$25, High Use Alpine Huts \$15/\$30, Low Use Alpine Huts \$10/20, Backcountry Huts \$5/\$10.~~
- j. Base Hut fees are currently set at: \$15 members, \$5 member's children, \$25 non

members, \$10 flat day use charge for all, \$20 adult group booking, \$15 young person group booking.

- k. Unwin Lodge hut fees are currently set at: \$15 members, \$7.50 member young person, \$25 non members, \$12.50 non member young person, \$10 primary & intermediate schools, \$12 secondary schools, \$20 non commercial groups.
- l. High Use Alpine Hut fees are currently set at: \$15 member, \$30 non members, \$10 flat day use charge for all.
- m. Low Use Alpine Hut fees are currently set at: \$10 members, \$20 non members, \$5 members day use, \$10 non members day use.
- n. Backcountry Hut fees are currently set at: \$5 members, \$10 non members.
- o. Any increase in hut fees decided by the Club should have a lead time of 12 months for alpine huts, and 6 months for base lodges and backcountry huts. This is to allow for communication with partners and members, and the changing of brochures and signage.

## 7. Club Hut Fee Collection

- a. It is the obligation of every visitor to a Club hut to pay their hut fees to cover the costs of building, maintaining and replacing the network of Club huts around the country.
- b. Hut fees are due from every Club member, and all other visitors, for use of a Club hut or lodge. The only exceptions are appointed hut officers while staying in their own hut, and persons staying at a hut during the course of a hut working party.
- c. The Club shall pursue the payment of hut fees and the recovery of unpaid hut fees by whatever means available.
- d. Members who consistently do not pay hut fees will have their membership revoked. Debt collectors will be employed if necessary.
- e. A person staying at a hut with a person who refuses to pay hut fees has the right to ask that person to leave the hut.
- f. To ensure ease of payment for use of huts and lodges at time of use a payment form and freepost envelopes should be available allowing for cash, cheque and credit card payments to be accepted via the national office.

## 8. Volunteer Hut Wardens

- a. Volunteer hut wardens will be appointed by the Club as required to increase hut fee compliance.
- b. All income collected by hut wardens will be returned to the Club, and payment made by

the Executive Officer for any honorarium amount agreed to.

- c. Hut wardens will be required to collect accurate hut usage records as well as full records of all money collected, including information on fee avoidance and proportion of member use.
- d. An induction program should be completed with new and returned wardens by the Executive Officer, covering health and safety, hut fee collection policy, membership marketing, and any special care and maintenance of the hut in question.

## 9. Promotion, Marketing & Commercial Support

- a. The network of alpine and backcountry huts owned and operated by the Club is provided for the common good of the New Zealand climbing community. For these huts promotion and marketing of current and potential hut users should promote the benefits of Club membership, with not only direct discounts on hut fees, but also the support of all the activities of NZAC.
- b. Base lodges are provided first and foremost for the use of Club members. Booking systems and promotion should recognise this policy at all times.
- c. If spare capacity exists at base lodges then promotion, marketing and space allocation should be via the following hierarchy: members of guests, members of allied organisations, climbers and other outdoor enthusiasts, and youth or school groups.
- d. The general public is generally not a target market for promotion of the base huts.
- e. Promotion and marketing of huts should be by all easily available methods, including but not limited to: Club publications such as the Climber and regional guidebooks; the Club website with the provision of comprehensive, accessible and up to date information; hut promotion brochures and information sheets available to members and the public via sections and DoC information centres; advertising with like minded organizations or publications such as FMC, Wilderness Magazine etc.
- f. Commercial sponsorship or support of the accommodation network should not detract from the volunteer spirit and nature of the Club.

## 10. Ruapehu Hut

- a. Ruapehu Hut will be managed by the National Office in close consultation with the Auckland Section.
- b. Hut bookings will be administered by the National Office and this information listed on the internet.

c. It is recognised that the busy season for Ruapehu occurs over the winter months unlike the summer season of other huts in the network.

d. Bookings by NZAC sections for instruction courses and other events take precedence over individual member bookings.

e. The maximum number of bunks that can be booked at Ruapehu Hut for non-members be 12 (Club Committee 2006).

f. Hut fees for Ruapehu Hut must be paid within 30 days of leaving a hut. After this time a \$10 penalty fee shall apply. If the fees are still not paid after 60 days of leaving the hut, membership may be terminated according to Club rules and the matter handed to a debt collection agency. (Club Committee 2006)

## 11. Arthur's Pass Lodge

- a. Arthur's Pass Lodge should be managed by the National Office in close consultation with the Canterbury Westland Section.
- b. Bookings for use of the lodge are administered via the National Office.

## 12. Porter Lodge

- a. Porter Lodge should be managed by the National Office in close consultation with the Nelson Marlborough Section.
- b. Bookings for use of the lodge are administered via the National Office.
- c. Extremely good care should be taken with the Club's relationship with the Sullivan family from whom the lodge land is leased.
- d. A professional gardener should be employed on a regular basis to take care of mowing the lawns and other routine grounds maintenance.

## 13. Unwin Lodge

- a. Unwin Lodge will be managed by the National Office in close consultation with the South Canterbury Section.
- b. A lodge warden should be employed on site for the day to day running of the lodge, including general upkeep and lodge bookings. This supervision of this position is the responsibility of the Executive Officer.

## 14. Homer Hut

- a. Homer Hut should be managed by the National Office in close consultation with the Southland Section.
- b. A warden should be employed over the summer months to help with the management of the hut and fee collection.
- c. No camping is permitted under the terms of the Department of Conservation lease.
- d. No booking of the hut is possible.

## 15. Department of Conservation Agreements

- a. Godley Hut, De la Beche Hut, Murchison Hut, the Club's interest in Plateau Hut, and any future new hut in the Beetham Valley will be managed via an agreement with Aroaki Mt Cook Department of Conservation.
- b. Centennial Hut and Pioneer Hut will be managed under an agreement with Westland Department of Conservation. Canterbury Westland Section has a close and strong association with these two huts.
- c. Aspiring Hut, French Ridge Hut, Colin Todd Hut and Esquilant Hut will be managed under an agreement with Wanaka Department of Conservation. The Otago Section has a close and strong association with the agreement and this set of huts.
- d. The NZAC Executive Officer will be the permanent Club representative on DoC agreement steering committees.
- e. All income from NZAC huts under management agreements with DoC will remain the property of NZAC. Payments for services rendered by DoC will be paid from the hut fee money collected.
- f. Twice yearly meetings for each of these agreements will be held at an appropriate location for open discussion and communication on all matters including hut income and expenditure, work program, huts fees, services provided, future capital projects etc.
- g. Minutes from DoC agreement meetings will be circulated to the Accommodation Committee members and be available to Club members via the internet.

## 16. Accommodation Cash Budget

- a. The aim of the cash budget is to balance income against expenditure for the accommodation assets owned and operated by the Club.
- b. In general the staff and facilities of the National Office of the Club will be provided and paid for by the Club membership fees for the overhead administration of the Club's hut network.
- c. Accommodation expenditure will fall into two broad classifications: 'operation and maintenance', and 'capital'. Operation and maintenance will cover day to day expenses in running the hut and making general running repairs and upgrades within the allocated budget. Capital projects will be large scale expenditure items that exceed the maintenance budget for a hut and are generally capitalised in the Club's accounts.
- d. Each Club lodge and hut will have an approximate asset value which will relate its value to the other huts of the network and to

its approximate real worth to the Club. This value will not be necessarily related to the accounting based value of the national Club accounts which is too biased by other factors to be of practical use, but should certainly be related to or the same as the listed insurance value.

- e. Cash income from hut fees will be attributed to the hut from which it is collected. Where exact income figures are not available for a given hut (i.e. within hut agreements) an estimation will be made relating to income splits.
- f. Each hut will have an operation and maintenance budget allocated, where affordable, of at least 1/50<sup>th</sup> of its approximate asset value.
- g. Any income over and above that allocated for operating and maintenance expenditure will be allocated towards capital depreciation in the budget.
- h. Each year capital deprecation funding for the main base lodges and backcountry huts will be forwarded to a central Club Hut Fund, and payments for major capital works will come out of this same fund. (Club Committee May 2007)
- i. All capital depreciation contributions from the three DoC agreements of Aoraki Mt Cook, Westland and Wanaka will be held separately in there own dedicated funds, though it is also acknowledged that the income generated from these huts may not be directly sufficient for there upkeep in which case further funds will be made available from the central Club Hut Fund.
- j. No further approval is required for the further allocation and expenditure of maintenance and operation budgets by the Executive Officer.
- k. Approval for capital project expenditure is required from the Accommodation Committee.

## 17. Reporting

- a. All accommodation budget reports should be printed directly from the Club's accounting system.
- b. A budget report showing the income and expenditure for each hut along with budget and yearly comparison figures should be available for Accommodation Committee members and section contacts once a month.
- c. A budget report for income and expenditure figures for each of the four major categories of huts and lodges should be available for Accommodation Committee meetings and Club Committee meetings.
- d. The National Office workplan records should be circulated to the Accommodation

Committee and section hut contacts bi monthly.

## 18. Capital Projects

- a. Capital projects are defined as major lodge or hut work exceeding the annual maintenance budget of the hut and capitalised in the Club's accounts.
- b. Any new hut development proposal must be subjected to a rigorous financial analysis and potential hut user analysis, and any new hut development proposal on Conservation estate will proceed only in consultation with the Department of Conservation, following a structured process that is documented and agreed to by both parties, and any new hut development will proceed only in conjunction with a hut operations and maintenance agreement that is in place prior to the Club committing to the development. (Club Committee 2001)

## 19. Hut Insurance and Future Replacement

- a. Most NZAC huts are insured by the Club against loss by fire, earthquake or some other major damage.
- b. The huts are currently insured via a group insurance scheme run via Alpine Insurance Ltd and the Ruapehu Mountain Club's Association (RMCA). This should give good stability and cost effectiveness over the long term.
- c. Elcho Hut, Godley Hut, and Cascade Hut are not insured due to their low capital value and very old age. The insurance cover gained in these cases would not justify the insurance premium charged.
- d. It is accepted that if Cascade Hut, De la Beche Hut, Whangaehu Hut or Elcho Hut were destroyed or came to the end of their practical life they would probably not be replaced due to the cost involved compared to their yearly use.

## 20. Hut Books, Keys and Locks

- a. A hut book for recording hut visitors and their intentions should be available at every Club hut and lodge.
- b. When Club hut books are finished these must be archived with the NZAC collection at the Hocken Library in Dunedin.
- c. Any locks, whether standard key type or combination, will have copies of the keys, or the combination, held by the National Office at all times. The exception to this policy is the Aspiring Huts where copies will be held by Wanaka DoC.

## 21. Department of Conservation Fee Collection

- a. The Club supports a payment structure and system for general DoC backcountry huts

based on passes rather than single night tickets.

- b. The costs of maintaining high mountain huts are significantly higher than those of other huts and so it would seem reasonable to continue this exclusion from the pass system.
- c. A DoC hut pass discount should be available to New Zealand Alpine Club Members in the same manner of the existing agreement. (National Submission to DoC, 20 February 2001)
- d. Club members receive a half price discount at Plateau Hut for 25 years in recognition of the contribution made by the Club towards its rebuilding in 2004.
- e. Club members receive a \$5 discount at all Aoraki Mt Cook and Westland alpine huts in recognition of NZAC's contribution to the general alpine hut network.

## 22. Non NZAC Important Climbing Huts

- a. The club recognises a number of alpine huts around the country as having particular importance and relevance to climbers.
- b. These important huts are:
  - Syme Hut
  - Dome Shelter
  - Barker Hut (CMC)
  - Tasman Saddle Hut
  - Kelman Hut
  - Hooker Hut
  - Gardner Hut
  - Empress Hut
  - Sefton Biv
  - Hasst Huts
  - Copland Shelter
  - Ball Hut
  - Mueller Hut
  - Barron Saddle Hut
  - Almer Hut
  - Chancellor Hut
  - Liverpool Hut
  - Mt Brewster Hut
  - Cameron Hut (CMC)

- c. The Club should ensure consultation with NZAC members and other climbers in relation to the operation, maintenance, replacement or retirement of these huts.

### **23. Radios and Lighting in Alpine Huts**

- a. Alpine huts should have the provision of a radio whenever possible for safety and hut fee compliance reasons.
- b. When the provision of a radio in an alpine hut includes sufficient electrical capacity solar powered lighting may be considered for installation.

### **24. Gas Cooking and Heating in Alpine Huts**

- a. Alpine huts in New Zealand have historically been of a basic standard and very cheap or free to stay in. To preserve this ethic the provision of expensive services or extra's above that usually found in a New Zealand hut should be avoided.
- b. At times popular alpine huts can become crowded with climbers and this can pose a fire hazard. Huts which are very accessible to inexperienced visitors can also have an increased fire hazard. In these cases, where the provision of gas will lower the fire risk, this extra service may be provided with an addition hut fee charge to cover costs.

### **25. Alpine Hut Booking**

- a. The New Zealand ethic for alpine huts has not yet included the concept of booking a bed in advance, instead relying on a first in first served situation and good hut etiquette when overcrowding occurs.
- b. To preserve this culture booking systems should be seen as a last resort when managing overcrowding in popular hut locations.

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## 26. Club Committee Decisions

Club Committee decisions concerning accommodation matters post 1999 are listed here for information and background.

### October 2008 CCM

THAT the Treasurer and Finance subcommittee be directed to review then report on and clarify the Club Hut Fund movements and depreciation.

Phil Doole/Chris Short

THAT the CCM authorises the Executive committee to consider the establishment of a Fundraising subcommittee and to action. This subcommittee would then look further into the raffle proposal.

Phil Doole/Vonnie Crawford

### May 2008 CCM

THAT Tony Clarke be appointed as Accommodation Convener in accordance with Rule 16(d).

Phil Doole/Judy Reid

### Nov 2007 CCM

THAT up to \$3000 to be provided to cost all three [Unwin Lodge] options as soon as possible.

Philip Tree / Ian Rogers

THAT the Accommodation Committee recommends a decision on the future of De La Beche and Murchison Huts.

### May 2007 CCM

THAT the minimum fee for members at all base huts is to be \$15 and for non-members at all base huts is to be \$25, with flexibility for the Accommodation Subcommittee to adjust group rates and to adjust non-member rates to higher levels.

Judy Reid / Jean Brown

THAT the recladding of Unwin Lodge is to be placed at the top of the deferred works list and if the Finance Subcommittee considers that there will be sufficient funds available during the 2007/2008 year, then the Accommodation Subcommittee may give approval for the recladding to be carried out.

Phil Tree / Chris Short

THAT the Huts Reserve Fund recommendations from the Finance Subcommittee be accepted, with the deletion of 'capital' in (a) and (d) as follows:

a) That the Club have a Huts Reserve Fund, used only for expenditure on huts and held in a separate bank account.

b) That cash contributions be made each year from general Club funds to the Huts Reserve Fund, of an amount equivalent to hut depreciation, unless CCM authorises a lesser amount in any one year after consideration of that year's budget.

c) That donations for the upkeep of huts be paid directly into the Huts Reserve Fund, tagged for a particular hut if the donor so requires.

d) That withdrawals from the Huts Reserve Fund for anything other than approved expenditure on huts within the Executive Officer's authority, be made only with the authorisation of the Accommodation subcommittee convener and the Treasurer, and on the Treasurer's undertaking that the withdrawal is a borrowing that will be repaid in time to meet the future capital expenditure requirements.

Judy Reid / Ian Rogers

### Nov 2006 CCM

THAT the replacement of Beetham Hut be put on hold until the development of Unwin Lodge and identified urgent maintenance on the existing huts network is progressed to the satisfaction of the Accommodation Committee. The New Huts Reserve Fund shall be amalgamated into the Club Huts Reserve Fund and a recommendation shall be made to the Finance committee that this money be held in a separate account clearly identified for the purpose of the Huts Reserve.

Rob Moffat / Ross Cullen

THAT approval be given to fund the replacement of the roof on both the main building and warden's quarters at Unwin Lodge up to an amount in the order of \$50 000.

Rob Moffat / Anna Pilbrow

THAT funding be identified and earmarked for recladding and replacement of windows on the main Unwin Lodge building by the November CCM 2007, with a view to seeking approval to start work over the 2007/2008 summer.

Rob Moffat / Judy Reid

THAT the Club approach outside commercial and charitable sources and overseas clubs for possible sources of funding.

Garth London / Rob Moffat

THAT funding be identified by the November CCM 2007 to undertake the recladding and replacement of windows on Ruapehu Hut with a view to seeking approval to start works over the summer of 2007/2008.

Deryn Williams / Garth London

THAT the Auckland section go ahead with kitchen renovations at Ruapehu Hut this summer, using their own funds and funds received from the Wellington and Central North Island sections.

Deryn Williams / Richard Knott

### May 2006 CCM

THAT the maximum number of bunks that can be booked at Ruapehu Hut for non-members be 12.

Richard Wesley / Caroline Duggan

### Nov 2005 CCM

THAT fundraising be undertaken to raise money for a significant upgrade of Unwin Lodge.

Ross Corbett / Ross Cullen

THAT hut fees for Ruahepu Hut must be paid within 30 days of leaving a hut. After this time a \$10 penalty fee shall apply. If the fees are still not paid after 60 days of leaving the hut, membership may be terminated according to Club rules and the matter handed to a debt collection agency.

Suresh Nanu / James Broadbent

#### **May 2005 CCM**

THAT Unwin Lodge be upgraded at a cost that can practically address all deferred maintenance items such as roofing and cladding, provide warm comfortable bunkrooms, fully renovated bathroom facilities, and landscaping as required. Recladding and window replacement will also be undertaken on the warden's house. Draft plans are to be circulated by National Office and the Unwin Lodge Project Team for comment by all interested parties and to consider the feasibility of rebuilding the bunkroom and toilet areas.

Ross Corbett / Rob Moffat

THAT the Club Committee support in principle a replacement Beetham Hut being a future goal of the Club, but that all major works on Homer, Unwin and the Home of Mountaineering be completed first.

Ross Corbett / Trevor Ingham

THAT the Homer Hut project be completed by Christmas 2005 within budget, after which ongoing maintenance will fall in line with other Base Huts under the National Office work program system.

Ross Corbett / Trevor Ingham

#### **Nov 2004 CCM**

THAT we accept the discount suggestions as itemised in the Accommodation report on page 11 of the CCM papers.

Ross Corbett / John Jordan

THAT 'The CCM adopts the five year Club Hut Plan subject to the word 'questionable' being replaced with 'justification.'

Ross Corbett / Caroline Duggan

#### **May 2004 CCM**

THAT the Accommodation Committee present Section Reps with an updated list of proposed hut fees, excluding base huts which will be dealt with at a later date.

Geoff Gabites / Grant Piper

THAT the CCM accepts the Accommodation report and budget and adopt the Club Plan.

Dave Bamford / Ross Corbett

#### **November 2003 CCM**

THAT CCM approve the Accommodation Committee obtaining geotechnical and avalanche risk assessments of possible hut sites and report to CCM on the feasibility of the potential sites.

Ross Corbett / Ross Cullen

THAT the recommendations under section 3.8 of the tabled Homer Hut report be endorsed by the CCM.

Ross Corbett / Robin McNeill

THAT CCM support in principle the development of Unwin Lodge as outlined in the papers circulated to the meeting.

Steve Hart / Grant Piper

THAT the CCM approves the Accommodation Projects as listed in the Club Plan dated 9 October 2003, page 3.

Ross Corbett / Brian Alder

#### **May 2003 CCM**

THAT the CCM accepts the Accommodation report and adopts the Accommodation section of the Club Plan.

Chas Tanner / Dave Bamford

#### **November 2002 CCM**

THAT: 1. a project plan is prepared by the Southland Section that nominates a project leader and project committee and the club is informed of this.

2. the project committee investigate funding through corporate and government institutions with the assistance of the President Elect and National Office, and from members through donations, also with the assistance of the National Office.

3. maintenance activities needed to keep the hut in a healthy and fit state for occupation be implemented forthwith.

John Cocks / Bill Gordon

THAT we investigate issues of private/public partnership in consultation with members and report back by the end of March.

Chas Tanner / Bill Gordon

THAT the Club enter into discussions with DoC regarding a financial contribution to Plateau hut rebuilding up to a limit of \$50,000 spread over time.

Dave Bamford / Rob Mitchell

#### **May 2002 CCM**

THAT the administrator prepares an overview of the Department's VAMS that includes a description of its operation, and circulates this to Sections and hut managers.

John Cocks / Chas Tanner

THAT the administrator provide a programme for finalising signs and circulating them for final approvals then circulate this to hut managers.

John Cocks / Rob Mitchell

THAT the proposed hut fees are accepted for Porter Lodge, Aspiring Hut (in season), Colin Todd, French Ridge and Cascade Huts.  
John Cocks / Andrew Smith

THAT NZAC is to seek clarification on our leases with the Department of Conservation.  
Rob Mitchell / Dave Crofts

THAT the Club approves in principle the Southland Section recommendations for Homer Hut, subject to the Club grant being \$75,000 or 60% of the project costs (exclusive of GST) whichever is lower.  
John Cocks / Kevin Barrett

THAT the CCM adopts the Club Plan.  
Chas Tanner / Grant Piper

THAT the budget be approved as tabled.  
Justin Le Sueur / Dave Crofts

#### **November 2001 CCM**

THAT Unwin Hut be renamed Unwin Lodge.  
Bill Gordon / Rob Mitchell

THAT the Accommodation Committee consider that all base huts be renamed lodges.  
Rob Mitchell / Bill Gordon

THAT the Club develop its hut management systems, maintain its existing hut management agreements with the Department of Conservation, pursue further hut management agreements with the Department of Conservation by:

- building relationships with the Department
- seeking opportunities with the Department to establish further hut management agreements, which in the first instance should include De la Beche and Murchison Huts.

Grant Piper / Rob Moffat

THAT the method of implementing hut signs, the huts brochure and hut fees form be generally as described in Table 2.1 as in the November CCM 2001 Reports.  
Kevin Barrett / Rob Mitchell

THAT the Club develop hut service standards and continually review these and that the Club formally approach the Department about using its VAMS for all Club huts and having Club huts incorporated in its baseline inspections adopt a work plan method as set out above.  
Bill Gordon / Grant Piper

THAT Club Policy be revised to record that non-members are allowed to use Club huts the Club Handbook and where relevant other Club publications refer to concessionaire licence conditions that member discounts are 50% of full fees.  
Rob Mitchell / Carol Diamond

THAT any new hut development proposal be subjected to a rigorous financial analysis and potential hut user analysis, and that any new hut development proposal in Conservation estate proceed only in consultation with the Department of Conservation following a structured process that is documented and agreed to by both parties, and that any new hut development proceed only in conjunction with a hut operations and maintenance agreement that is in place prior to the Club committing to the development.  
Chas Tanner / Bill Gordon

THAT the Club adopt the proposed hut category system set hut fees consistent with the proposed hut category system.  
Rob Mitchell / Bill Gordon

THAT the Accommodation Committee in consultation with the appropriate Section for each hut have authority to set hut fees.  
Stu Allan / Andrew Smith.

THAT NZAC look at involvement in the rebuilding of Beetham Hut and Plateau Hut to increase our accommodation base.  
Geoff Gabites / Andrew Smith

THAT NZAC look at involvement in building a hut in Wye Creek to increase our accommodation base.  
John Nankervis / Grant Piper

#### **May 2001 CCM**

THAT NZAC adopt the vision and mission statements as tabled.  
Cocks / Anderson

THAT the meeting agrees in principle to the planned Homer hut alterations subject to the final agreement by the Accommodation & HQ committees.  
Mitchell / Gordon

THAT the Accommodation committee review the report and make a recommendation to the HQ committee for approval.  
Cocks / Gordon

THAT the budget as presented be approved including the capital expenditure.  
B.McKegg / H.Anderson

#### **November 2000 CCM**

THAT the accommodation committee and the SC Unwin sub committee review all aspects of Unwin Hut services and development.

THAT the sewerage system at Arthur's Pass be connected at the best possible price.  
J.Nankervis / C.Tanner

THAT the Accommodation committee be asked to prepare a report on the options to manage the clubs huts.  
P.Proudfoot / R.Mitchell

**May 2000 CCM**

THAT the proposal from the Southland Section re the renovation work to Homer Hut be accepted in principle, and that the HQ committee be authorised to forward the budgeted \$4,000 once plans had been finalised.

J.Cocks / R.Mitchell

THAT the Accommodation Committee review and develop a policy on radios in huts for consideration at November CCM.

R.Mitchell / B. McKegg

# Draft for 2009